

**Z-26-20 – 1100 Corporate Center Drive**, approximately 0.5 miles west of the intersection of Trinity Road and Edwards Mill Road, being a portion of Wake County PIN 0774864380. Approximately 6.14 acres rezoned to CX-7-CU.

Conditions dated: July 24, 2020

1. The following uses, if otherwise allowed in the CX district, shall be prohibited on the Property: All uses included within the Indoor Recreation, Use Category in the Table including Adult Establishment, Dance, Martial Arts, Music Studio, Classroom, and Sports Academy; all uses included in the Outdoor Recreation Use Category in the Table including Golf course, Outdoor sports or entertainment facility with any number of seats, and Riding stable; Passenger terminal, including Airfield, Heliport serving a hospital and Heliport, all others; Animal care (Indoor); Animal care (outdoor); Bar, nightclub, tavern, lounge; Pawnshop; Vehicle Fuel Sales (including gasoline and diesel fuel); Vehicle Sales/Rental; all uses included in the Industrial Use Category in the Table except Research and Development, which shall be allowed.
2. Residential uses shall be prohibited on the Property.
3. A maximum of two (2) bays of surface parking with a single drive aisle shall be permitted between the façade of any building and the street right-of-way for Corporate Center Drive.
4. The hours of operation of any eating or retail establishment on the Property will be limited to those between 6:00 AM and 12:00 Midnight.
5. The provisions of Section 8.3.2 of the Unified Development Ordinance, which is denominated "Blocks," shall have no applicability to the Property.
6. No drive-thru or drive-in facility will be allowed on the Property except as allowed in the OX or OP district.